

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE: James Simmons
 Keisha Simmons fka Keisha Hoskins-
Simmons

Debtor(s)

Wilmington Savings Fund Society, FSB, not
in its individual capacity, but solely as trustee
of NYMT Loan Trust I

v.

James Simmons
Keisha Simmons fka Keisha Hoskins-
Simmons

and

Charles J. DeHart, III Esq.

Trustee

Chapter 13

NO. 19-01991 HWV

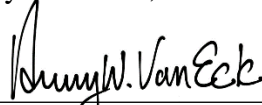
ORDER

Upon Consideration of the Certification of Default filed by the Moving Party in accordance with the Stipulation of the parties approved on December 16, 2020 it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Sections 362 and 1301 of the Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 11 U.S.C. Sections 362 and 1301 (if applicable), is modified to allow Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of NYMT Loan Trust I and its successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's Sale regarding the premises 33 Fairway Drive Marshalls Creek, PA 18335.

Dated: March 26, 2021

By the Court,



Henry W. Van Eck, Chief Bankruptcy Judge ^(CD)